# Le Marche

## Penna San Giovanni

Ref. 6389: Beautifully restored stone farmhouse with pool and garden for sale near Penna San Giovanni, offering panoramic views in the heart of Le Marche.
Asking Price: € 590.000



# Description

Nestled just a few minutes from the heart of Penna San Giovanni, Casale San Giovanni is a beautifully restored traditional stone farmhouse for sale that captures the timeless charm of the Italian countryside.

Set in an elevated, peaceful position with lovely views over the rolling hills of Macerata, this exceptional property combines authentic rustic character with all modern comforts — offering a true sanctuary in nature while remaining well connected to local amenities and transport links.

The elegant farmhouse spans three levels with approximately 380 m² of living space, thoughtfully laid out to maximise light, flow and the connection between indoor and outdoor living.

- Ground Floor: Welcoming entrance leads to a spacious living room with a traditional fireplace and French windows opening onto the garden. A generous kitchen, utility room, bathroom and a bedroom/study with a private entrance complete this level.
- First Floor: A second living area with fireplace opens onto the countryside, alongside the master suite with dressing room and ensuite bathroom, plus a further double bedroom with ensuite.
- Attic Floor: Two more large bedrooms and two bathrooms provide flexible accommodation, perfect for family living or guest suites.

Throughout the home, traditional features such as stone walls, terracotta floors and wood-beamed ceilings are harmoniously blended with modern systems and comforts, including mains utilities, LPG heating and Wi-Fi.

The property is embraced by approximately 4,000 m² of garden with mature plantings and enchanting countryside views. A private swimming pool and sun terrace create an idyllic setting for al-fresco dining, entertaining or simply unwinding under the Italian sun.

An adjacent annex currently used as a tool storage could be easily transformed into a guesthouse, studio, or further living space — offering exciting possibilities for personal use or short-term rental.

Penna San Giovanni sits at the crossroads of Marche's most captivating landscapes — with easy access to charming hilltop towns, pristine beaches of the Adriatic, and the dramatic Sibillini Mountains. This location is perfect for those seeking tranquillity without sacrificing accessibility.

# Pictures







































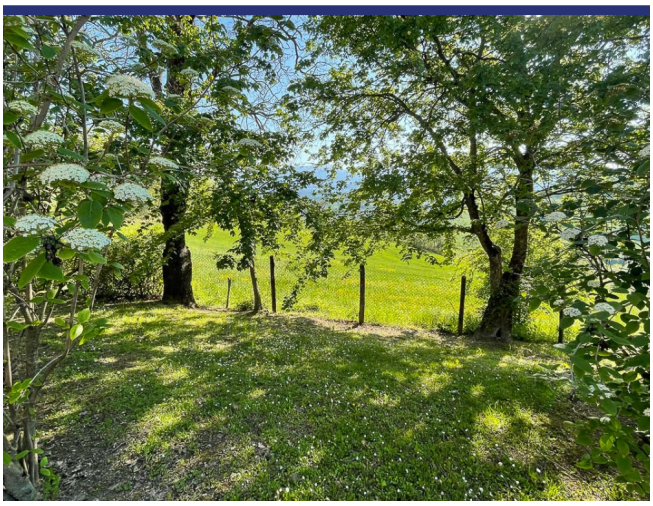






































# Location & Details




(Map does not indicate the exact location of the property)

- Reference: 6389
- Villa/Farmhouse
- Panoramic View
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: To be realised
- Pool: Yes
- Asking Price: € 590.000

- Floorspace: 380 $m^2$
- SQM Plot: 4000 $m^2$
- Bedrooms: 5
- Bathrooms: 5
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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